



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 30, 2007
AGENDA DATE: June 6, 2007
PROJECT ADDRESS: 2028 Castillo Street (MST2004-00790)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JMH*
 Kathleen Kennedy, Associate Planner *KK*

I. PROJECT DESCRIPTION

The project consists of a proposal to construct a new four-unit, two-story condominium building consisting of (2) one-bedroom units and (2) two-bedroom units with attached two-car garages on an 8,500 square foot parcel. The existing two residences and single-car garage would be demolished. The driveway would be relocated from the southern end to the northern end of the parcel. Approval from the Parks Department allows for the existing street tree to be removed and replaced with a new Jacaranda tree.

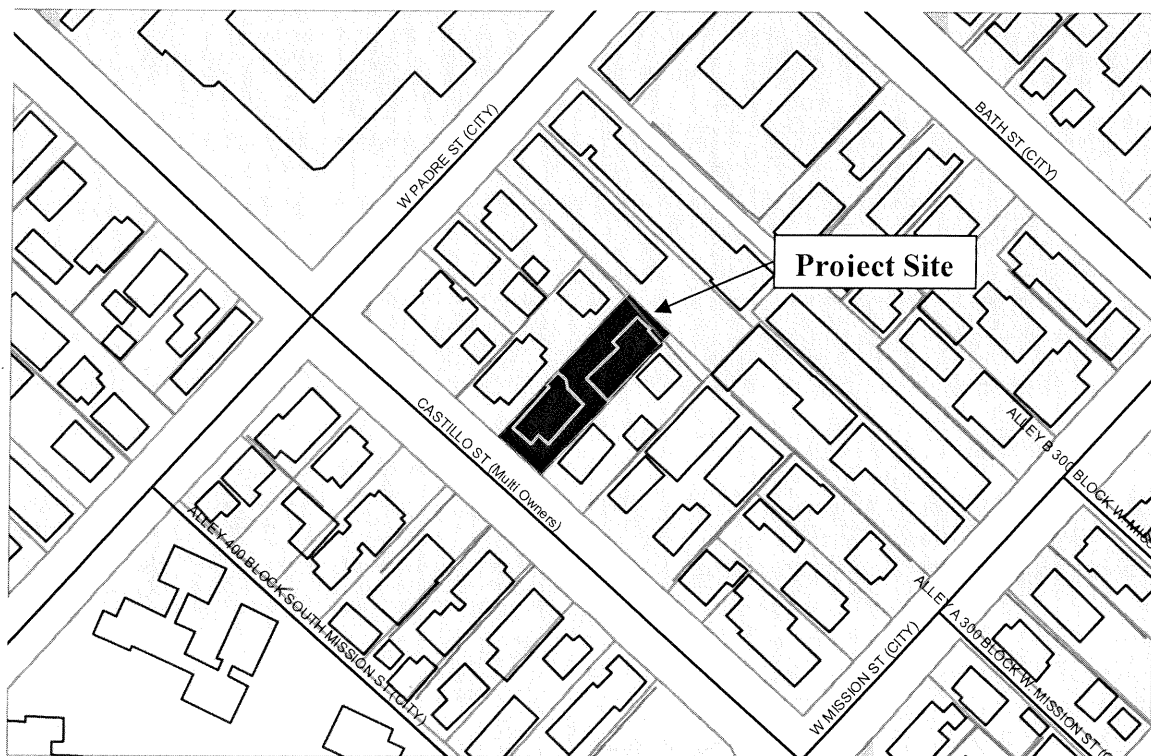
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. Modification to allow encroachments into the interior yard setback (SBMC§28.21.060); and
2. Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC§27.07 and 27.13).

III. RECOMMENDATION

Staff recommends that the Staff Hearing Officer deny the Modification request and approve the Tentative Subdivision Map, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 2028 Castillo Street

APPLICATION DEEMED COMPLETE: May 1, 2007
 DATE ACTION REQUIRED PER MAP ACT: July 19, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Mark Wienke, Architect	Property Owner: John T. Chamberlain and Miguel Bermudez
Parcel Number: 025-292-028	Total Lot Area: 8,500 square feet
General Plan: Residential, 12 Units/Acre	Zoning: R-4, Hotel-Motel-Multiple- Residence
Existing Use: Residential	Proposed Use: Residential Condominiums
Topography: 2 %	
Adjacent Land Uses:	
North: Residential	East: Residential
South: Residential	West: Residential

B. PROJECT STATISTICS

Units	# of Bedrooms	Unit Size (net)	Private Outdoor Living Space (2 nd floor decks)
A	1	1,006 square feet	95 square feet
B	2	1,033 square feet	84 square feet
C	1	1,033 square feet	84 square feet
D	2	1,033 square feet	84square feet

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Proposed
Setbacks -Front -Interior -Rear	10 feet 6 feet 6 and 10 feet	10 feet Varies: 3'-4" to 6 feet* 10 feet
Building Height	3 stories/ 45' maximum	29'
Parking	7 spaces	8 spaces
Lot Area Required for Each Unit (Variable Density)	(2) 1-Bd. = 2 x 1,840 sq. ft. = 3,680 sq. ft. (2) 2-Bd. = 2 x 2,320 sq. ft. = 4,640 sq. ft. Total 8,320 sq. ft.	Lot area : 8,500 square feet
10% Open Space	850 square feet	876 square feet
Private Outdoor Living Space –	1- bedroom unit: 72 square feet 2- bedroom unit: 84 square feet	84 & 95 square feet 84 square feet
Lot Coverage -Building/ Porch -Paving/Driveway -Landscaping	N/A N/A N/A	3,502 sq. ft. (41 %) 2,474 sq. ft. (29 %) <u>2,524 sq. ft. (30 %)</u> 3,544 sq. ft. (100 %)

* Requires a Modification

Interior Yard Setback Modification: The proposed project would meet the requirements of the R-4 Zone, with the exception of the proposed encroachments into the interior yard setback. Originally, the applicant requested a 2'-8" garage encroachment into the required six-foot interior setback to accommodate both storage and trash and recycling bins; however, Staff was not in support of the request. Staff has generally only been in support of encroachments into interior setbacks for garages when it has been deemed necessary in order to meet the required dimensions for a garage. As an alternative, Staff suggested that the applicant consider locating the storage in the garage under the stairway and expressed support of a modification to allow a trash/recycling enclosure for each unit to encroach into the interior yard setback.

In response, the applicant revised the project by eliminating the garage encroachment and locating all of the trash and recycling bins at the rear of the property outside of the required setback. Staff is in support of this design with the requirement that the trash and recycling bins be contained within an enclosure.

The proposed project also includes, as an option, a modification request to allow trash and recycling bins for each unit to encroach into the interior yard setback. This would provide an alternative location if an owner of a unit would prefer that their trash and recycling bins be located in their back yard area. Although Staff initially expressed support of this encroachment, upon further review of the proposal which demonstrates that there is sufficient room available onsite to accommodate the required trash and recycling bins, Staff is no longer in support of the modification request.

VI. ISSUES

A. COMPLIANCE WITH THE GENERAL PLAN

The project site is located in the Oak Park Neighborhood and has a General Plan land use designation of Residential, 12 units per acre. The Oak Park Neighborhood is an area delineated in the City's General Plan by Mission Creek on the west, Sola Street on the east, State Street on the north and Highway 101 on the west. This neighborhood is characterized by both commercial and residential development as well as numerous public and institutional uses. The project would be subject to the density requirements of the R-3/R-4 Multiple Family Residential Zones, which allow 12 dwelling units to the acre. However, the General Plan Land Use and Housing Elements recognize that, in zones where variable density standards apply, development may exceed the limit of 12 units per acre without causing an inappropriate increase in the intensity of activities. The proposed project would result in a density of approximately 20 units per acre, which, based on the above discussion, would be consistent with the Land Use and Housing Elements of the General Plan.

B. DESIGN REVIEW

The Architectural Board of Review (ABR) reviewed the project on three occasions (1/10/05, 11/21/05 & 3/5/07). At the most recent concept review, the Board expressed support of the size, bulk and scale of the project. In response to other Board comments, the applicant revised the pedestrian path to the front entry, the windows facing the street, and the chimney location at the rear. The Board did not have any concerns regarding the setback modification (see Exhibit D – ABR Minutes).

C. ENVIRONMENTAL REVIEW

Cultural Resources: According to the City Master Environmental Assessment (MEA), the site is located in the American Period (1870-1900) and the Early 20th Century (1900-1920) cultural sensitivity zones. A Letter Report Confirming No Archaeological Resources prepared by David Stone dated January 9, 2007 was submitted for review and was accepted by the City's Environmental Analyst. The report concludes that the proposed project is not considered to

have the potential to impact intact, potentially significant or important prehistoric or historic cultural remains and that no further measures are recommended. The standard condition of approval related to unanticipated archaeological resources has been included.

Historic Resources: The property is located within the Demolition Review Study Area. The existing structures were reviewed by the City's Urban Historian and it was determined that they are not historically significant.

Conclusion: The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New construction of small structures) and 15315 (Minor land divisions).

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. INTERIOR YARD SETBACK MODIFICATION (SBMC §28.21.060)

The modification request to allow the trash/recycling enclosures to encroach into the required interior yard setback is not consistent with the purposes and intent of the Zoning Ordinance and is not necessary to secure an appropriate improvement on the lot.

B. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

C. NEW RESIDENTIAL CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance.

The project complies with the physical standards for condominiums related to parking, private storage space, utility metering, laundry facilities, density, and private outdoor living space requirements.

2. The proposed development is consistent with the General Plan of the City of Santa Barbara.

The project can be found consistent with policies of the City's General Plan including the Housing Element, Circulation Element and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.

3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.

The project is an infill residential project proposed in an area where multi-family developments are permitted. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

Exhibits:

- A. Conditions of Approval
- B. Site Plans
- C. Applicant Letter dated July 17, 2006
- D. ABR Minutes (1/10/05, 11/21/05 & 3/5/07)

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

2028 CASTILLO STREET
MODIFICATION AND TENTATIVE SUBDIVISION MAP
JUNE 6, 2007

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property", which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
 4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

5. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on June 6, 2007 is limited to new four-unit, two-story condominium building consisting of (2) one-bedroom units and (2) two-bedroom units with attached two-car garages and the improvements shown on the Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
 6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - (a) **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
 - (b) **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
 - (c) **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - (d) **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
 - (e) **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
- B. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map for the project:
1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.

2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
3. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project. If the private covenants required pursuant to Section A above have not yet been approved by the Department of Real Estate, a draft of such covenants shall be submitted.
4. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
5. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
6. **Castillo Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Castillo Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: all cracked and/or uplifted sidewalk, one new Type 2 Residential style driveway apron modified to meet Title 24 requirements, crack seal/slurry seal to the centerline of the street along entire subject property frontage and a minimum of twenty-feet (20') beyond the limits of all trenching, underground service utilities, connection to City water and sewer mains, Type B or A470 curb drain outlets, preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs as directed by the Transportation Operations Division, and provide adequate positive drainage from site. Existing private sewer lateral(s) serving the property shall be cut, capped and abandoned at the mainline. A licensed plumber shall verify if the property requires a backwater valve. The building plans and drainage calculations and shall be prepared by a registered civil engineer. Any work in the public right of way requires a public works permit.

7. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- C. **Design Review.** The following items are subject to the review and approval of the Architectural Board of Review (ABR). ABR shall not grant preliminary approval of the project until the following conditions have been satisfied.
 1. **Trash enclosures.** All trash and recycling bins shall be contained within trash enclosures.
- D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
 1. **Recordation of Parcel Map and Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
 2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
- E. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
 1. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89).
 2. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Two-Star Standards and strive to meet the Three-Star Standards.
 3. **Photo-voltaics Required.** Owner shall design the project to include highly efficient, aesthetically well-integrated photo-voltaics, consistent with the City Solar Design Guidelines, to meet at least 50 percent of the project's electrical needs.
- F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
 1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review.
 2. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

3. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
4. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner	Date
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Contractor	Date	License No.
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Architect	Date	License No.
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Engineer	Date	License No.
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- G. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.

3. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Public Works Director.
4. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
5. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
6. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

7. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - (a) During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - (b) Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest

reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits *without extensions* may be issued for the life of the project.

- (c) Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
- 8. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
- 9. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
- 10. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
- 11. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.
- 12. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- 13. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
- 14. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a

Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.
3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.
4. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section A have been recorded.

I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These

commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:

The Staff Hearing Officer's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110 or the provisions of the California Subdivision Map Act.



RECEIVED

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MAR 13 2007

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CITY OF SANTA BARBARA
PLANNING DIVISION

DATE: JULY 17, 2006

DEAR STAFF HEARING OFFICER,

WE ARE SEEKING APPROVAL FOR A NEW 1 LOT / 4 UNIT CONDOMINIUM PROJECT LOCATED AT 2028 CASTILLO STREET.

THIS PROJECT HAS HAD A PRE-APPLICATION REVIEW TEAM MEETING ON JANUARY 4, 2005. WE HAVE ALSO BEEN TO THE ABR ON NOVEMBER 10TH, 2005 AND HAVE GOTTEN FAVORABLE COMMENTS WITH SOME SUGGESTIONS. WE HAVE ADDRESSED THE COMMENTS THEY HAD. WHAT YOU ARE REVIEWING TODAY IS A 4 UNIT TOWNHOUSE STYLE CONDOMINIUM PROJECT THAT FITS IN NICELY TO IT'S NEIGHBORHOOD, PROVIDES MUCH NEEDED SMALL UNIT HOUSING, IS VERY ATTRACTIVE, AND UTILIZES SUSTAINABLE BUILDING MATERIALS AND PRACTICES.

THE FOUR ATTACHED TOWNHOMES ARE COMPRISED OF (2) TWO BEDROOM UNITS AND (2) ONE BEDROOM UNITS, WHICH COMPLIES WITH THE VARIABLE DENSITY REQUIREMENTS FOR THIS R-4 ZONE. EACH UNIT WILL HAVE IT'S OWN 2 CAR GARAGE, IT'S OWN SMALL PRIVATE GARDEN AREA OFF THE MASTER BEDROOM, AND IT'S OWN PRIVATE OUTDOOR DECK ON THE SECOND LEVEL OFF THE MAIN LIVING AREA. THE UNITS ARE EACH APPROXIMATELY 1,000 SQUARE FEET IN SIZE. THIS PROJECT IS IN A NEIGHBORHOOD WITH MANY 2 STORY MULTI UNIT BUILDINGS, AND IS A HALF BLOCK AWAY FROM THE SCHOTT CENTER ON PADRE STREET.

ONE SMALL TECHNICAL MODIFICATION IS REQUESTED:

1. WE REQUEST THAT A PART OF THE GARAGES BE ALLOWED TO ENCROACH INTO ONE OF THE INTERIOR YARD SETBACKS BY 2 FEET 8 INCHES. THIS WILL ALLOW FOR SOME ADDITIONAL STORAGE AREA FOR THESE SMALL UNITS. THIS KIND OF ENCROACHMENT IS VERY MINIMAL AND ONE THAT YOU AND THE PLANNING COMMISSION HAVE GRANTED IN THE PAST FOR R2, R3, AND R4 PROPERTIES.

THE EXISTING SITE IS CURRENTLY A RESIDENTIAL USE. THE SITE IS 50 FEET WIDE BY 170 FEET DEEP. IT HAS A 2 BEDROOM - 1 BATH HOUSE, A 1 BEDROOM - 1 BATH HOUSE, AND A 2-CAR GARAGE. THE EXISTING HOUSE IN FRONT IS 1312 SF, AND THE EXISTING HOUSE IN THE REAR IS 679 SF. THE EXISTING CONDITIONS DO NOT PROVIDE FOR THE REQUIRED PARKING, AND THE BUILDINGS ARE ALSO IN DEMINISHED STRUCTURAL CONDITION. THESE BUILDING WILL BE DEMOLISHED. HOWEVER, THE OWNER HAS AGREED TO OFFER THE EXISTING FRONT HOUSE FOR REMOVAL + RELOCATION FROM THE SITE.

THE SITE REQUIRES VERY MINIMAL GRADING. AT PRESENT IT SLOPES GRADUALLY FROM THE REAR OF THE LOT TO THE FRONT, AT JUST UNDER 2%. DRAINAGE WILL BE EASILY ACCOMODATED BECAUSE OF THIS CONDITION, AND WILL BE AIDED BY CATCH BASINS AND UNDERGROUND PIPE THAT WILL DISCHARGE THE RAIN WATER AT THE STREET CURB AND GUTTER PER CITY STANDARDS. THE HYDROLOGY REPORT STATES THAT THE PROPOSED DESIGN IS SUCCESSFUL IN HANDLING AND MITIGATING THE 25 YEAR STORM EVENT, THE 100 YEAR OVERLAND ESCAPE, AND THE NPDES CLEAN WATER ACT REQUIREMENTS.

VERY LITTLE GRADING IS PROPOSED, AS THE SITE IS VIRTUALLY FLAT. NO EXPORTING OR IMPORTING OF SOIL IS PROPOSED, AND THE GRADING IS BALANCED ON SITE.

WE ARE PROPOSING TO REMOVE 7 FRUIT TREES, AND 1 TREE FROM THE STREET EASEMENT. WE HAVE GOTTEN THE APPROVAL OF THE CITY ARBORIST, HAVE FILED A TREE REMOVAL APPLICATION, AND HAVE THAT GAINED THAT APPROVAL. NO OTHER SIGNIFICANT VEGETATION EXISTS ON THIS LOT. THERE ARE NO OAKS OR OTHER SPECIMEN TREES ON NEIGHBORING PROPERTY THAT MAY BE EFFECTED BY OUR PROPOSAL. WE ARE PROPOSING TO ADD 21 NEW TREES AND VARIOUS OTHER DROUGHT TOLERANT PLANTS.

THE DRIVEWAY IS PROPOSED AS A RIBBON DRIVE. THE SURFACE IS TO BE EITHER OF POURIOUS CONCRETE, POURIOUS ASPHALT, OR COBBLE-PAVERS (POURIUS BY DESIGN). THE RIBBON OF LANDSCAPE IS PROPOSED TO BE DYMONDIA.

EACH UNIT, AS DESCRIBED EARLIER, WILL HAVE IT'S OWN 2 CAR GARAGE. WE EXPECT THAT THIS WILL ELIMINATE ANY NEED FOR OFF STREET PARKING FROM THIS PROJECT.

THE SURROUNDING NEIGHBORHOOD IN ALL DIRECTIONS IS R4 ZONING. AS MENTIONED EARLIER, NUMEROUS MULTI-FAMILY PROJECTS ARE LOCATED IN THIS NEIGHBORHOOD. THERE ARE A FEW SINGLE FAMILY HOMES, OF VERY MODEST SIZE, ALSO IN THE NEIGHBORHOOD. THE SHOTT CENTER IS LOCATED A HALF BLOCK AWAY ON PADRE STREET.

THE PROPOSED NEW PROJECT WILL HAVE EXTERIOR LIGHTING PROVIDED AS RECESSED CAN LIGHTS IN THE CANTILEVERED AREAS AND THE COVERED PORCHES. ALSO, ANY WALL SCONCES WITH BE OF A DOWNCASTING DESIGN TYPE PER CITY STANDARDS. ALL LIGHTING WILL BE FLOURESCENT AS REQUIRED BY TITLE 24. WE DO NOT EXPECT ANY OF THE LIGHTING TO CAST A GLOW TO ANY OF THE NEIGHBORING RESIDENCES.

THE PROPOSED PROJECT WILL NOT INVOLVE THE CREATION OF SMOKE OR ODORS, NOR WILL IT INVOLVE THE CREATION OF ANY NEW NOISE SOURCE.

REGARDING GEOTECHNICAL STUDIES, NONE HAVE BEEN REQUIRED, NOR HAS A SOIL REPORT BEEN REQUIRED AT THIS TIME. WE WILL ORDER A SOILS REPORT AS PART OF THE BUILDING PERMIT PROCESS AND WE EXPECT THE SOILS REPORT TO STATE THAT LIQUEFACTION IS CONSIDERED TO BE LOW. THE SITE IS LOCATED IN SEISMIC ZONE 4, AND IS ESTIMATED TO BE WITHIN 2 KILOMETERS OF A TYPE B FAULT. WE ALSO EXPECT THAT THE SOIL TYPE PER THE UBC TABLE 16-J TO BE ESTIMATED TO BE SD. WE DO NOT EXPECT ANY UNUSUAL SOILS THAT WOULD REQUIRE ABNORMAL SOIL MITIGATION MEASURES TO BE TAKEN. THE GRADING PROCESS SHOULD UTILIZE THE STANDARD METHODOLOGY OF SCARIFICATION AND REMOVAL OF THE EXISTING SOIL (UNDOCUMENTED FILL, ROOT STRUCTURES, VEGETATION, STRUCTURES, ETC.) TO A CERTAIN DEPTH AND THEN BE RECOMPATED.

AN ARCHAEOLOGICAL RESOURCES LETTER REPORT SHOWS THAT NO PREHISTORIC OR HISTORIC ARCHAEOLOGICAL CULTURAL REMAINS WERE IDENTIFIED DURING THE SURVEY OF THE PROPERTY AND IT WAS DEEMED UNLIKELY FOR ANY CULTURAL REMAINS TO BE FOUND

DURING CONSTRUCTION. IF ANY ARE FOUND A CITY QUALIFIED ARCHAEOLOGIST WOULD BE CONTACTED IMMEDIATELY TO ASSESS THE SIGNIFICANCE OF THE FIND.

THE PRELIMINARY TITLE REPORT SHOWS NO EASEMENTS OR OTHER ENCUMBERANCES. NO RECREATIONAL TRAILS EXIST OR TRAVERSE THE SITE.

AN HISTORICAL LETTER REPORT WAS NOT REQUIRED AS STATED IN THE PRT.

THE PROJECT IS PROPOSED TO BE STANDARD CONSTRUCTION, TYPE 5, SLAB ON GRADE, AND IS ESTIMATED TO TAKE APPROXIMATELY 1 YEAR TO COMPLETE CONSTRUCTION. THE DEMOLITION, HOUSE REMOVAL, GRADING AND COMPACTION SHOULD TAKE NO MORE THAN 1 MONTH IN TOTAL. ALL CONSTRUCTION STAGING SHALL TAKE PLACE ON THE SITE ITSELF. THERE IS NOT EXPECTED TO BE AN UNUSUAL NUMBER OF WORKERS ON SITE FOR THIS TYPE OF PROJECT, AND PARKING IS ADEQUATE ON THE STREET. DURING CONSTRUCTION ALL GRADING AND EROSION CONTROL MEASURES SHALL BE PRACTICED PER CITY STANDARDS, AND AS INSTRUCTED BY THE BUILDING OFFICIAL.

ALL PHYSICAL STANDARDS FOR CONDOMINIUMS (SBMC 27.13.060) ARE ACCOMMODATED IN THE PLANS INCLUDING OFF STREET PARKING, PRIVATE STORAGE SPACE, INDIVIDUAL UTILITY METERING, INDIVIDUAL LAUNDRY FACILITIES, AND OUTDOOR LIVING SPACE.

EACH UNIT WILL BE EQUIPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM.

THE PROPERTY IS NOT LOCATED NEAR A CREEK OR OTHER WATER COURSE.

THE PROPOSED PROJECT WILL NOT INVOLVE USE OF, OR DISPOSAL OF HAZARDOUS MATERIALS. THE SITE DOES NOT HAVE ANY KNOWN CONTAMINATION FROM HAZARDOUS MATERIALS. THE SITE IS NOT ON ANY LIST FOR HAZARDOUS MATERIALS WASTE OF THE COUNTY, STATE, OR FEDERAL GOVERNMENT.

WHEN COMPLETED, ALL PUBLIC SIDEWALK, EASEMENT, CURB AND GUTTER, AND STREET WILL BE REPAIRED AND COMPLETED AS REQUIRED PER CITY STANDARDS. ALL UTILITIES WILL BE PLACED UNDERGROUND TO ALL OF THE UNITS.

ALL SITE DRAINAGE, AS DESCRIBED EARLIER, SHALL BE TRANSMITTED TO THE STREET CURB AND GUTTER VIA CATCH BASINS WITH UNDERGROUND PIPING, AND NATURAL SLOPE OF THE TOPOGRAPHY. THE PROPERTY IS NOT IN ANY FLOOD ZONES AND THE PUBLIC WORKS ENGINEERING DIVISION STAFF HAS ACCEPTED THE HYDROLOGY CALCULATIONS.

IN CONCLUSION, WE BELIEVE THIS TO BE A VERY APPROPRIATE R4 ZONE PROJECT. IN ADDITION TO OFFERING 4 UNITS IN THE ENTRY LEVEL MARKET, THIS PROJECT IS MODEST IN SIZE, BULK + SCALE, IS ATTRACTIVELY DESIGNED, CONFORMS TO THE NEIGHBORHOOD, AND WILL BE A SUSTAINABLE PROJECT BY DESIGN. WE HUMBLELY REQUEST YOUR APPROVAL OF OUR 1 LOT, 4 UNIT CONDOMINIUM PROJECT.

THANK YOU FOR YOUR CONSIDERATION. - MARK WIENKE

Benjamin Bollag stated that he is concerned with the trellis on the new deck and would like to know the proposed height of it. He is concerned with new lighting for the deck and would like any lighting to shine downward. He also would like the walls to be earth tone in color, not white. Mr. Bollag would also like construction hours to be restricted to Monday-Friday, 8:00a.m.-4:00p.m., with no weekend or holiday hours.

Public comment closed at 6:44 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The project's size, bulk, and scale is acceptable. 2) The proposed lighting should be minimized with shielded down lighting. 3) It was suggested that the trellis should be more consistent with the architectural style of the existing structure.

Action: Eichelberger/Manson-Hing, 8/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 2028 CASTILLO ST

R-4 Zone

Assessor's Parcel Number: 025-292-028

Application Number: MST2004-00790

Owner: John Thomas Chamberlain

Architect: Mark Wienke

(Proposal to demolish a 1,991 square foot duplex with a 461 square foot garage and construct four condominium units on an 8,500 square foot lot. The project will result in two two-story 1,565 square foot two-bedroom units with two attached 400 square foot garages and two three-story 1,839 square foot one-bedroom units with two attached 472square foot garages.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL.)

6:49

Mark Wienke, Architect, present.

Public comment opened at 6:55 p.m.

Laurie Pearson stated that the height of the three story unit is out of character for the neighborhood and is concerned that the large structure will shade the entire side of her house. The height and density is just too excessive. Ms. Pearson would like some poles so that a majority of the residents do not lose their views. Parking will be a concern, as there is not enough parking as there is.

Dan Linz stated that the project is out of character with the craftsman style homes in the neighborhood.

Public comment closed at 7:02 p.m.

Motion: Continued indefinitely with the following comments: 1) The proposal is too aggressive for the site, as the massing is pushed out to the setbacks on the south side. 2) Many of the Board members are concerned with the third story mass and privacy concerns since there seems to be no other third story homes in the neighborhood. 3) The Board is looking for a significant one story element to preserve the high quality charm to the front 4) The Board is uncomfortable with the Spanish style and prefers the bungalow style to fit the neighborhood. 5) Provide photo documentation of the interior site. 6) Document adjacent footprints on the plans. 7) Some Board members would consider third story but would need to be tucked into roof forms. 8) The Board understands this is an R-4 zone, and that density is part of this zone, but it is important to be compatible with the existing neighborhood.

Action: Bartlett/Mudge, 6/0/0.

CONCEPT REVIEW - NEW ITEM

5. 1970 MISSION RIDGE RD

A-1 Zone

Assessor's Parcel Number: 019-083-019
Application Number: MST2004-00726
Owner: Elizabeth Leslie
Designer: Jesus Cortes

(Proposal to permit a 106 square foot as-built sunroom, as-built enclosure of a 123 square foot porch, a 198 square foot garage addition, and the addition of a new deck above the garage. The project includes the replacement of existing door and windows on the second floor of a 2,910 square foot, two-story residence on an 11,905 square foot lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

7:16

Jesus Cortes, Designer, present.

Motion: Continued indefinitely with the following comments: 1) The Board accepts the as-built addition of the sun room. 2) The deck will not cause a privacy impact to neighbors. 3) The Board is uncomfortable with the change in architectural style as presented. 4) The scale and proportions are too large and do not reflect the photos of the example architecture. 5) The Board members see the project as too much of a box appearance which is not in keeping with the Hillside Design Guidelines.. It was suggested to simplify or reduce the number of windows and openings. 6) The details should be refined and simplified to emphasize the entry or balcony.

Action: Manson-Hing/LeCron, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM**2. 2028 CASTILLO ST**

R-4 Zone

Assessor's Parcel Number: 025-292-028
Application Number: MST2004-00790
Owner: John Thomas Chamberlain
Architect: Mark Wienke

(Proposal to demolish an 8,500 square foot lot. The project will result in two, two-story 1,565 square foot two-bedroom units with two attached 400 square foot garages and two, three-story 1,839 square foot one-bedroom units with two attached 472 square foot garages.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A TENTATIVE SUBDIVISION MAP.)

3:51

Mark Wienke, Architect, present.

Motion: Continued one week with the following comments: 1) The Board is pleased with the overall all site planning and massing of the project. 2) The Board appreciates preserving the front yard one story feeling of the neighborhood. 3) Overall, the Board does not support the use of the second floor deck on the front unit, facing the street. The steep, angled parapet wall is out of character with the neighborhood. 4) The Board would prefer to see larger and more traditional porches and would prefer not to have a modification for the open space requirements. 5) Restudy flipping the rear unit to reduce the amount of driveway and to gain more open space to the rear of the property. 6) The Board finds the architectural style with the steep roof pitch and the dormers to be acceptable. Restudy the dormer facing the street. 7) The zinc roofing and patina finish is acceptable. 8) The variety of materials are handsome. 9) The cantilevered brick fireplace to the rear is somewhat unconventional. 10) The Board likes the small scale components of the pop outs, cantilevers, and roof elements on the side elevations.

Action: Manson-Hing/Mudge, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM**3. 605 E DE LA GUERRA ST C**

R-3 Zone

Assessor's Parcel Number: 031-032-013
Application Number: MST2005-00544
Owner: David Andrew Bolton
Architect: Y. S. Kim

(Proposal for a 497 square foot addition to the second floor for Unit B and 380 square foot deck on a lot currently developed with a 2,470 square foot, two-story triplex with an attached two-car garage and one-car carport on a 7,545 square foot lot. There is an existing uncovered parking space to remain.)

(SECOND CONCEPT REVIEW.)

(4:36)

***** THE BOARD RECESSED FROM 6:50 P.M. UNTIL 7:10 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1039 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-202-002
Application Number: MST2007-00068
Owner: Mark Palmer, Revocable Trust
Applicant: Ray Ketzal

(Proposal to construct a new one-story 620 square foot accessory structure. There is an existing 4,541 square foot single-family residence and attached 697 square foot three-car garage on the 2.5 acre lot in the Hillside Design District. A modification is requested for the accessory structure to exceed the maximum of 500 square feet.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(7:10)

Present: Ray Ketzal, Applicant.

Public comment opened at 7:15 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return on Consent Calendar with the following comments:

- 1) The project is ready for Preliminary Approval.
- 2) The Board finds that the proposed modification to allow greater than 500 square feet of accessory space poses no adverse aesthetic impact to the neighborhood.
- 3) The project blends with the existing structure and neighborhood.
- 4) The applicant is to return with all drawings, including site walls, and grading plans.

Action: Manson-Hing/Sherry, 5/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - CONTINUED ITEM

6. 2028 CASTILLO ST

R-4 Zone

Assessor's Parcel Number: 025-292-028
Application Number: MST2004-00790
Owner: John Thomas Chamberlain
Architect: Mark Wienke

(Proposal to demolish a 1,991 square foot duplex with a 461 square foot garage and construct four condominium units on an 8,500 square foot lot. The project will result in two, two-story 1,565 square foot two-bedroom units with two attached 400 square foot garages and two, three-story 1,839 square foot one-bedroom units with two attached 472 square foot garages.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(7:23)

Present: Mark Wienke, Architect.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments:

- 1) The Board is comfortable with the size, bulk, and scale of the proposal.
- 2) The applicant is to study the pedestrian path to the front entry of Unit #1 to make it more obvious.
- 3) Study the window sizes, and the alignment of windows facing the street, to make the covered patio area more neighborhood-friendly.
- 4) The Board finds that the additional storage area within the garage, which is proposed in the interior yard setback, is not aesthetically detrimental to the project.
- 5) The Board would prefer the fireplace at the rear unit to be grounded.
- 6) The applicant is to provide a landscape plan when returning back to the Full Board.

Action: Blakeley/Sherry, 3/0/1. Motion carried. (Mosel abstained. Wienke stepped down. Mudge absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1512 PORTESUELLO AVE

E-1 Zone

Assessor's Parcel Number: 049-262-005
Application Number: MST2007-00051
Owner: Mehran and Nahid Mobrem
Architect: Dawn Sherry

(Proposal for remodeling and additions to an existing 1,993 square foot two-story single-family residence with attached 353 square foot two-car garage on a 23,780 square foot lot in the Hillside Design District. The proposal includes first-floor additions of 311 square feet and a second-floor addition of 855 square feet. Modifications are requested for second-story remodeling in the front and interior setbacks.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR MODIFICATIONS.)

(7:58)

Present: Dawn Sherry, Architect.

Public comment opened at 8:11 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments:

- 1) The plans, as shown, are acceptable to the Board.
- 2) The modifications for the second story remodeling in the front and interior-yard